

**CITY OF BROKEN ARROW
MINUTES OF A
REGULAR MEETING OF THE
PLANNING COMMISSION
October 9, 2008**

The Planning Commission Agenda for this meeting was posted on October 3, 2008, at 4:00 p.m. on the City Hall Bulletin Board, 220 South First Street, Broken Arrow, Oklahoma.

1. The Broken Arrow Planning Commission met on Thursday, October 9, 2008, at 5:00 p.m.
2. Roll call:

Present: Fred Dorrell, Chairperson
Johnnie Parks, Vice Chairperson
Ricky Jones, Commission Member
Mickie Taylor, Commission Member
Jack Keeling, Commission Member

Absent: None

Staff Present: Lesli Myers, Asst City Attorney
Michael Skates, Dev Svcs Director
Farhad K. Daroga, City Planner
Brent Murphy, Asst City Planner
O. C. Walker, Staff Planner
Joyce Snider, Admin Asst
Pat Mitchell, Development Svcs
Jeff Westfall, Dev Svcs Engineer
Roger Hughes, Engineering
Scott Esmond, Parks & Recreation Dir

3. OLD BUSINESS

None.

4. CONSENT AGENDA:

The Commission considered the Consent Agenda. O.C. Walker reviewed Consent Agenda items. Fred Dorrell explained that the Consent Agenda would be considered by one motion and asked if anyone wished to discuss or remove any item for individual consideration.

Motion by Johnnie Parks to approve Item Nos. 4A, 4B and 4D of the Consent Agenda as recommended by Staff. The motion was seconded by Jack Keeling.

Yes: Keeling, Taylor, Jones, Parks, Dorrell

No: None

Motion Approved.

- 4A. Consideration of the minutes of the Planning Commission meeting held September 25, 2008. This item was approved as presented.

- 4B. PT08-120, preliminary plat of Bent Arrow Veterinary Hospital, 2.64 acres, 1 lot, C-G (SP 227), south and east of the southeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue). The applicant was present. This item was approved as recommended by Staff.
- 4C. PT08-112 conditional final plat for Saint Michael's Church, 4.98 acres, 1 lot, R-2 (SP 217), east of Garnett Road (113th East Avenue), one-eighth mile north of Washington Street (91st Street), 8837 South Garnett Road, (continued from August 28, 2008 and September 25, 2008). This item was removed from the Consent Agenda.
- 4D. PT08-117, conditional final plat of Turnberry Commercial, 12.87 acres, 2 lots, C-G (BAZ 1801), Southwest corner of Dearborn Street (41st Street) and 37th Street (209th E. Avenue). The applicant was present. This item was approved as recommended by Staff.
- 4E BAL 962, 963, and 964, Ed Schermerhorn, 96.76 acres, C-G and R-M/PUD 189, north of Albany Street (61st Street), west of 9th Street (Lynn Lane/177th East Avenue). This item was removed from the Consent Agenda at the request of the applicant.

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

Ricky Jones left his seat due to a potential conflict of interest.

- 4C. The Commission considered PT08-112 conditional final plat for Saint Michael's Church, 4.98 acres, 1 lot, R-2 (SP 217), east of Garnett Road (113th East Avenue), one-eighth mile north of Washington Street (91st Street), 8837 South Garnett Road, (continued from August 28, 2008 and September 25, 2008). Brent Murphy presented the background, saying Staff recommended approval in accordance with the attached check list and the applicant was in agreement with the Staff recommendations.

There were no protestants present.

Motion by Jack Keeling to recommend approval of PT08-112 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Keeling, Taylor, Parks, Dorrell

No: None

Motion Approved.

Ricky Jones returned to his seat.

- 4E The Commission considered BAL 962, 963, and 964, Ed Schermerhorn, 96.76 acres, C-G and R-M/PUD 189, north of Albany Street (61st Street), west of 9th Street (Lynn Lane/177th East Avenue). This item was removed from the Consent Agenda at the request of the applicant. Brent Murphy presented the background, saying this property is owned by three people and they wish to split a portion of this property and sell it to a developer for development of an apartment complex. He said Staff recommends approval of the lot split and have recommended dedication to the City of right-of-way along Lynn Lane and along Albany Street as required by the Subdivision Code. He said part of that right-of-way has been dedicated. He said the applicant wishes to address the Commission.

Jeff Tuttle, Tuttle & Associates, Inc., 9718 East 55th Place, Tulsa, the engineer on the project, said his clients want to be on record that they plan to give the right-of-way to the City and claim a tax donation. He said if that is to be done by dedication, that is acceptable.

There were no protestants present.

4E. continued

Motion by Ricky Jones to approve BAL 962, 963, and 964, as recommended by Staff. The motion was seconded by Mickie Taylor.

Johnnie Parks asked if the City received the right-of-way if it made any difference to the City. Lesli Myers said it is required to be given, so it doesn't matter one way or the other.

Yes: Keeling, Taylor, Jones, Parks, Dorrell

No: None

Motion Approved.

6. PUBLIC HEARINGS

- 6A. The Commission considered PUD 177A, minor amendment to PUD 177, Sierra, 20.52 acres, R-M/PUD 177, south and west of the southwest corner of Aspen Avenue (145th East Avenue) and Omaha Street (51st Street). Brent Murphy presented the background, saying PUD 177A is a request for a minor amendment on 20.52 acres of PUD 177 on property located south and west of the southwest corner of Aspen Avenue and Omaha Street. He said PUD 177 and BAZ 1784 were approved by the City Council on November 5, 2007, subject to the property being platted. Altogether, PUD 177 contained 23.78 acres, which was divided into Development Area A, multifamily, residential and Development Area B, commercial. He said the applicant proposes to develop the project in phases and is required to have a legal description for each of the tracts so the property needs to be subdivided into lots. This enables separate tax identification numbers to be created for each parcel. He said they are requesting that the building line setback be 35 feet around most of the property and outlined the relevant facts. He said Staff recommends that PUD 177A be approved as outlined in the staff report.

The applicant, Nicole Peltier, DeShazo, Tang & Associates, was present and said she had nothing to add.

There were no protestants present.

Motion by Ricky Jones to approve PUD 177A as recommended by Staff. The motion was seconded by Mickie Taylor.

Yes: Keeling, Taylor, Jones, Parks, Dorrell

No: None

Motion Approved.

Ricky Jones left his seat due to a potential conflict of interest.

- 6B. The Commission considered PUD 192, 9100 Garnett Center, 6.62 acres, 1 lot, CN (BAZ 1763), northeast corner of Garnett Road (113th East Avenue) and Washington Street (91st Street). Brent Murphy presented the background, saying PUD 192 is a request for a Planned Unit Development on 6.62 acres located on the northeast corner of Garnett Road and Washington Street, west of Jackson Park. He said on May 21, 2007, the City Council approved BAZ 1763 to change the zoning on the property from R-1 to C-3 (CN), subject to the property being platted and at the time the rezoning request was presented, information on a private deed restriction was provided which limited the use of the property.

6B. continued

Mr. Murphy said PUD 192 would limit the uses of the property to business and professional offices, financial institutions and retail businesses and excludes fast food, take out and other kinds of restaurants. He said a revision was turned in today and Staff recommends that there be a 15-foot landscape area along Washington Street and Garnett Road and, in exchange for that, other landscape boundaries and easements would be reduced. He said Staff recommends approval of PUD 192, subject to the property being platted and certain revisions be submitted. He also outlined other conditions Staff is recommending.

John Mabry, Tanner Consulting, 5323 S. Lewis, Tulsa, representing the applicants, outlined the background of this application and said they were in agreement with the Staff recommendations.

Motion by Johnnie Parks to recommend approval of PUD 192 as recommended by Staff. The motion was seconded by Jack Keeling.

Yes: Keeling, Taylor, Parks, Dorrell

No: None

Motion Approved.

Fred Dorrell said PUD 192 would be considered by the City Council in their meeting of November 4, 2008, at 6:30 p.m.

Ricky Jones returned to his seat.

- 6C. The Commission considered BAZ 1817, 0.98 acres, 1 lot, A-RMH to RMH, one-half mile north of Omaha Street (51st Street) and one-half mile east of 37th Street (209th East Avenue) at 21480 East 47th Street. Brent Murphy presented the background, saying BAZ 1814 is a request to rezone one lot in Sun City II Addition located one-half mile north of Omaha Street and one-half mile east of 37th Street at 21480 East 47th Street from A-RMH to RMH. He said the property was annexed into Broken Arrow in February 2001. He said a new residential structure is proposed to be constructed on the property which requires the property to be rezoned. He said Staff recommends approval of BAZ 1817, subject to the new mobile home and all future buildings being placed on the property in accordance with the City Zoning Ordinance. He said Staff also recommends that platting be waived.

The applicant was present and said she had nothing to add.

Motion by Jack Keeling to recommend approval of BAZ 1817 as recommended by Staff. The motion was seconded by Mickie Taylor.

Yes: Keeling, Taylor, Jones, Parks, Dorrell

No: None

Motion Approved.

Fred Dorrell said BAZ 1817 would be considered by the City Council in their meeting of November 4, 2008, at 6:30 p.m.

7. **APPEALS** – None

8. GENERAL COMMISSION BUSINESS

- A. Review, discussion and consideration of the proposed Parks and Recreation Master Plan. Farhad Daroga said the City Parks and Recreation Director, Scott Esmond, was present and will present the background on the proposed Parks and Recreation Master Plan. Scott Esmond introduced himself and said they have been working with consultants for about a year to come up with a Master Plan. He said the consultant, Joe Howell, with Howell & VanCuren, was present at this meeting and will present a Power Point overview that summarizes the Plan.

He said this is a Plan that we have not had in Broken Arrow, it is our road map until the year 2025 and that time draws closer, the City will have to revisit this Plan, but it will give direction on how to develop the Broken Arrow Park System strategically. He said another consultant worked on the Plan prior to hiring Howell & VanCuren and that was Management Learning Laboratories, who had meetings with the community and conducted a survey on the needs that people saw for recreation. He said that survey is included in the appendix of this report which is a critical piece of the strategic plan when we initiate building facilities and implement various recreation venues.

Joe Howell, 1437 South Frisco, Tulsa, said this process began in January 2008 and the first step was to complete the survey, which was done by Management Learning Laboratories, after which his firm visited each of the wonderful parks in the City, many of which are beautiful and the purpose of this plan is to make sure that, as Broken Arrow grows, good decisions are made in providing parks and that the quality remains as it is. The purpose defined in the report is to first of all prepare a basis for decision-making and then to make the most efficient use of public funds. Mr. Howell reviewed elements of the primary components of the Plan: Introduction, Inventory, Goals & Policies, Needs Analysis and Development Recommendations.

Johnnie Parks asked about small parks in small subdivisions and Mr. Howell said they weren't proposing that existing parks in subdivisions be eliminated, but as future parks are developed, that those existing parks stay.

Farhad Daroga said this Plan will be placed before the Planning Commission for a public hearing; this is a preview. Johnnie Parks said this was exciting to see and talked about the importance of quality growth. No action was taken.

9. REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF - (NO ACTION) – None.

10. Adjournment

At 5:50 p.m., **Motion** by Johnnie Parks to adjourn. The motion was seconded by Jack Keeling.

Yes: Keeling, Taylor, Jones, Parks, Dorrell

No: None

Motion approved.